



Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Miriam R. Perez
Board Secretary

CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel: (973) 321-1343
Fax: (973) 321-1345
mdeutsch@patersonnj.gov
mperez@patersonnj.gov

COMMISSIONERS

**Janice Northrop,
Chairperson**

Kobir Ahmed
Chrystal Cleaves
Mark Fischer
Pedro Liranzo
Fannia Santana

ALTERNATES

Frankie Roman
Zoraya Ammar

MAYOR'S REPRESENTATIVE

Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khaliq

AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, JULY 19, 2023
TIME: 6:00 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

A. *Re-Organization Meeting of the Paterson Planning Board for 2023-2024*

1. Oath of Office & Swearing-in of Commissioners Zoraya Ammar, Delbres Claudio, Pedro Liranzo & Janice Northrop
2. Selection & Appointment of Chairperson
3. Selection & Appointment of Vice-Chairperson
4. Appointment of Recording Board Secretary

B. *Regular Meeting 6:30p.m.*

1. ***Paul Kramer***
495-497 East 39th Street; Block 7904, Lot 26

The applicant proposes to subdivide the existing 5,750 square foot parcel into two lots. Proposed Tract 1 is to contain a proposed three-story two-unit dwelling on a proposed 2,875 square foot lot. Proposed Tract 2 is to contain a proposed three-story two-unit dwelling on a proposed 2,875 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed Tract 1 and Tract 2 request variances for minimum lot area, as 5,000 square feet is required and 2,875 square feet is proposed; lot width, as 50 feet is required and 25 feet is proposed; side yard setback, as 4 feet is required and 2 feet is proposed for the northern side yard setback; combined side yard setback, as 14 feet is required and 6 feet is proposed, and parking as three (3) parking spaces are required and one parking space is proposed inside the garage and two (2) parking spaces are proposed in the front yard setback.

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

2. ***SCDH II CVI, LLC***
28 Seeley Street; Block 6308, Lot 29

On a 2,500 square foot lot, the applicant proposes to remove the existing three-story frame dwelling and construct a new three-story residential building with a total of five (5) units. The first floor proposes a two-bedroom barrier free unit, a stairwell, a mail and package area, a water meter and sprinkler room, and a recycle and garbage room. The second and third floors are identical in layout and propose two (2) one-bedroom units on each floor. The roof plan proposes the area for air conditioner units. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan.

Variances are requested for the following: lot area, as a minimum lot size of 5,000 square feet is required and 2,500 square feet is existing; lot width, as 50 feet is required and 25 feet is existing; both side yard setback, as 5 feet is required on each side setback from the property lines and 3.08 feet is proposed from each side property line and open space, as 750 square feet of open space is required and 500 square feet of open space is proposed.

Requires Site Plan Approval and Bulk Variances

(FIRST APPEARANCE)

Maps and documents in support of the above applications are available for public inspection in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call to schedule an appointment at 973-321-1343 or email mperez@patersonnj.gov.

**JANICE NORTHROP, CHAIRWOMAN
MIRIAM R. PEREZ, BOARD SECRETARY**